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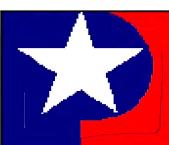
0007

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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,022,500 / 1,022,500
USE VALUE: 1,022,500 / 1,022,500
ASSESSED: 1,022,500 / 1,022,500
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
38-40		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CHEN DONG WEN/TING T	
Owner 2:	
Owner 3:	

Street 1: 38 WARREN ST

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RYAN BETH -

Owner 2: -

Street 1: 40 WARREN ST

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Aluminum Exterior and 3187 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4103		Sq. Ft.	Site		0	80.	1.32	1									434,472						434,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4103.000	588,000		434,500	1,022,500		27447
							GIS Ref
							GIS Ref
							Insp Date
							11/18/18

Total Card / Total Parcel

1,022,500 / 1,022,500

USER DEFINED

Prior Id # 1:	27447
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/29/21	22:58:49
LAST REV Date	Time
11/09/20	10:17:55
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
RYAN BETH	42184-303		3/6/2004		590,000	No	No			3365
MEDEIROS THELMA	27977-432		12/15/1997		290,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/5/2017	13	Inter Fi	88,000	O				#40 -kitch & bath	11/18/2018	MEAS&NOTICE	CC	Chris C
5/27/2016	687	Inter Fi	45,000					unit 40 kitch and	1/9/2009	Meas/Inspect	189	PATRIOT
									6/14/2005	External Ins	BR	B Rossignol
									6/13/2004	MLS	HC	Helen Chinal
									4/3/2000	Inspected	264	PATRIOT
									3/3/2000	Measured	263	PATRIOT
									11/1/1981		RT	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	13 - Multi-Garden			Full Bath:	2	Rating: Good		STREET NUMBER CHANGE PER ENGINEERING 12-06-2004. OF=BMT SINK.															
Sty Ht:	2A - 2 Sty +Attic			A Bath:			Rating:																
(Liv) Units:	2	Total: 2		3/4 Bath:			Rating:																
Foundation:	2 - Conc. Block			A 3QBth:			Rating:																
Frame:	1 - Wood			1/2 Bath:			Rating:																
Prime Wall:	3 - Aluminum			A HBth:			Rating:																
Sec Wall:			%	OthrFix:	1	Rating: Average																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating: Good																	
Color:	GRAY			A Kits:			Rating:																
View / Desir:				Fpl:			Rating:																
GENERAL INFORMATION				WSFlue:			Rating:																
Grade: C - Average				CONDOS INFORMATION																			
Year Blt:	1917	Eff Yr Blt:		Location:																			
Alt LUC:			Alt %:	Total Units:																			
Jurisdct:			Fact: .	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING						RES BREAKDOWN									
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18. %		Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	8	3											
Sec Int Wall:			%	Economic:			%	Additions:		1	5	2											
Partition:	T - Typical			Special:			%	Kitchen:															
Prim Floors:	3 - Hardwood			Override:			%	Baths:															
Sec Floors:			%	Total:	18.6 %			Plumbing:															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:				2	13	5													
Bsmnt Gar:				180.00				Heating:															
Electric:	3 - Typical			Size Adj.: 1.04772723				General:															
Insulation:	2 - Typical			0.98000199																			
Int vs Ext:	S			Adj \$ / SQ: 184.819																			
Heat Fuel:	1 - Oil			Other Features: 113500																			
Heat Type:	5 - Steam			Grade Factor: 1.00																			
# Heat Sys:	2			NBHD Inf: 1.00000000																			
% Heated:	100	% AC:		NBHD Mod:																			
Solar HW:	NO	Central Vac: NO		LUC Factor: 1.00																			
% Com Wal			% Sprinkled	Adj Total: 722408																			
	Depreciation: 134368				Juris. Factor:																		
	Depreciated Total: 588040				Before Depr: 184.82																		
					Special Features: 0																		
					Final Total: 588000																		
					Val/Su Net: 133.27																		
					Val/Su SzAd 222.73																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 040.0-0007-0002.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											